



# Inspection Report

**Mark Goykhman**

**Property Address:**  
13403 Columbia Key Dr  
Tomball TX 77377



**Vi Tran 20411**  
**Bill Harvey Inspection Service**  
13116 Jasper Ln.,  
Cypress, TX 77429  
(281) 477-7875

# PROPERTY INSPECTION REPORT

**Prepared For:** Mark Goykhman  
(Name of Client)

**Concerning:** 13403 Columbia Key Dr, Tomball, TX 77377  
(Address or Other Identification of Inspected Property)

**By:** Vi Tran 20411 / Bill Harvey Inspection Services 3/24/2017  
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000  
(<http://www.trec.state.tx.us>).

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Under 5 Years

**Home faces (general direction):**

North

**In Attendance:**

Customer

**Home is:**

Occupied

**Temperature:**

60 to 70 degrees

**Weather:**

Cloudy

**Rain in last 3 days:**

No

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I   NI   NP   D

## I. STRUCTURAL SYSTEMS

**A. Foundations**

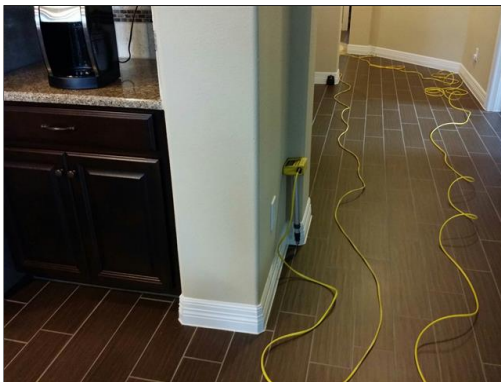
**Type of Foundation (s):** Post tension slab on grade

Comments:

- In the Inspectors opinion, the foundation is performing as intended. Visual evidence of excessive structural movement was not observed at the time of inspection.

An elevation survey of the foundation was performed using a Zip Level. This survey is general in nature and does not meet a particular standard.

- The benchmark was taken at the northwest corner of the living room. Floor covering tile.
- A reading of - 0. 2 inches was taken at the southeast corner of the study. Floor covering tile.
- A reading of - 0. 6 inches was taken at the southeast corner of the middle bedroom. Floor covering N/A.
- A reading of - 1 . 0 inches was taken at the northeast corner of the home. Floor covering N/A.
- A reading of - 0. 1 inches was taken at the center of the front entrance. Floor covering tile.
- A reading of - 0. 2 inches was taken at the southeast corner of the home. Floor covering tile.
- A reading of + 0. 1 inches was taken at the southwest corner of the living room. Floor covering tile.
- A reading of + 0. 1 inches was taken at the southeast corner of the breakfast room. Floor covering tile.
- A reading of - 0. 7 inches was taken at the southwest corner of the home. Floor covering N/A.
- A reading of - 0. 1 inches was taken at the northwest corner of the master bedroom. Floor covering N/A.
- A reading of - 0. 8 inches was taken at the northwest corner of the master bathroom closet. Floor covering N/A.
- A reading of - 0. 8 inches was taken at the northwest corner of the guest bedroom. Floor covering N/A.
- A reading of 0. 0 inches was taken at the center of the garage entrance. Floor covering tile.
- A reading of - 6 . 2 inches was taken at the northeast corner of the garage. Floor covering N/A.
- A reading of - 6 . 1 inches was taken at the northwest corner of the garage. Floor covering N/A.



**B. Grading and Drainage**

Comments:

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C. Roof Covering Materials

**Types of Roof Covering:** Composition shingles

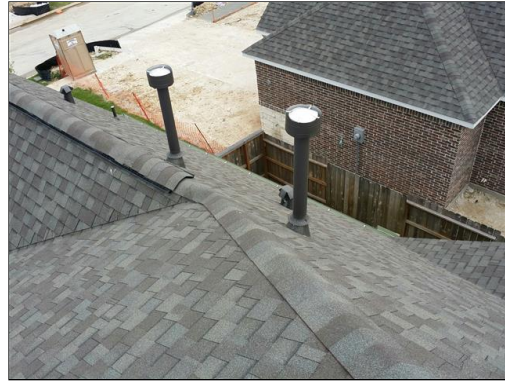
**Roof decking:** Techshield decking

**Viewed from:** Walked roof

**Roof Ventilation:** Ridge vents, Soffit Vents

Comments:

- The roof covering appears to be in good (newer) overall condition. Some minor repairs are needed.



- Storm collars at the water heater vent should be sealed / caulked where needed to prevent water intrusion.



Storm collar to be caulked

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**D. Roof Structures and Attics**

**Method used to observe attic:** Walked, From attic walkways

**Roof Structure:** Stick-built

**Attic Insulation:** Blown, Fiberglass

**Approximate Average Depth of Insulation:** 14 inches

**Attic info:** Scuttle hole, Pull Down stairs

**Approximate Average Thickness of Vertical Insulation:** 6 inches

Comments:

- Attic framing appears to be installed and functioning as intended with no major defects observed.



**E. Walls (Interior and Exterior)**

**Exterior Wall Covering:** Brick veneer, Stone veneer, Fiber cement siding

Comments:



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- Caulking at the windows in various locations is cracked. Caulking improvements should be undertaken as needed.



Areas of poor caulking



**F. Ceilings and Floors**

Comments:

- There are several mismatched paint areas on the ceiling in the master bathroom and front corner bedroom. These area was test with a moisture meter and appears to dry. Mismatching paint should be improved.

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Areas with mismatch paint



The area is dry

**G. Doors (Interior and Exterior)**

Comments:

**H. Windows**

**Window type:** Vinyl / PVC, double pane

Comments:

- Water stains were detected at the middle window in the study room. The area is dry at the time of inspection. The water appears to be coming from the cracked caulking area on the exterior of the window. It is recommended that the home owner to improved the caulking and monitor the area.



Poor caulking at the window



Water stain at the window

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**I. Stairways (Interior and Exterior)**

Comments:

**J. Fireplaces and Chimneys**

**Types of Fireplaces:** Prefab metal fireplace, with ceramic inserts, with gas log lighter

Comments:

- The fireplace is installed and function properly.

**K. Porches, Balconies, Decks and Carports**

Comments:

***Inspector Limitations Regarding Slab on Grade Foundations***

Assessment of foundation performance and condition is based solely upon this Inspectors opinion and his interpretation of the visually observed conditions at the time the inspection was performed without prediction of future performance. Generally, foundation movement occurs over an extended period of time. This inspection is of a first impression nature without the opportunity to monitor possible movement or review documents related to this foundations past performance. This opinion was formed without the knowledge or intent of the design criteria or designer. Previous foundation repairs may not be detected by this inspection. This inspection will not detect or identify plumbing leaks, under ground springs, fault lines, deficient soil conditions, or any other conditions not detectable within the limitations of a visual only inspection. Other inspectors or foundation experts may form a different opinion when assessing the condition of this foundation.

***Inspector Limitations Regarding Roof Systems***

Roof systems consist of many components, some of which are not accessible under the best of conditions. The height, pitch, line of sight, and weather conditions at the time of inspection dictate the method of inspection. These conditions often limit the Inspectors ability to inspect a roof system. Detection of defects should only be expected within the reasonable limitations of the method of inspection safely allowable at the time of inspection. Even under the best of condition there in guarantee against leakage.

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**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

**Main Panel Located:** In the garage

**Electric Panel Manufacturer:** Square D

**Main Breaker Amps:** 150 AMP

**Electrical Service Conductors:** Below ground

**Feeder wire type:** Aluminum

**Branch wire type:** Copper

**Sub panel located:** in the garage

Comments:

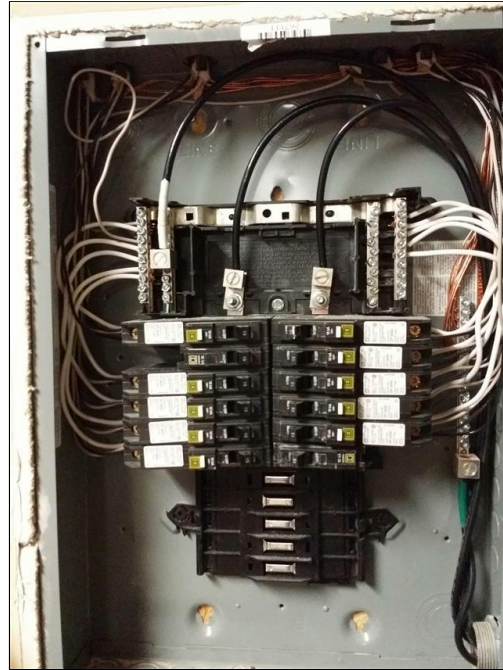
- The main panel enclosure and the sub panel enclosure was inspected with the deadfront removed. No defects were observed.

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Main panel



Sub panel

**B. Branch Circuits, Connected Devices, and Fixtures**

**Type of Wiring:** Romex

Comments:

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

**Forced air gas furnaces:** Two, Central forced air gas furnace(s)

**Heat System Brand:** Carrier

Comments:

- The furnace were operable at the time of inspection. Condition needing repair were not observed.

**B. Cooling Equipment**

**First level cooling system brand / BTU:** Carrier, 36,000 BTU

**First level cooling system Delta T:** 18

**Second level cooling system brand / BTU:** Carrier, 24,000 BTU

Serial #: and master bedroom

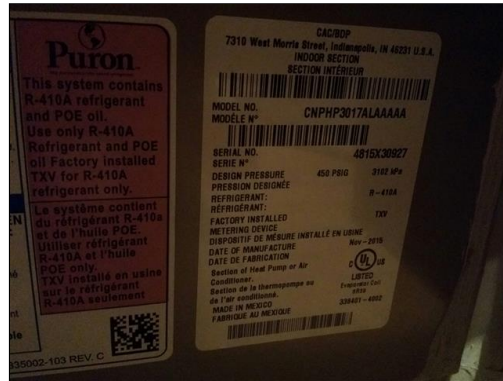
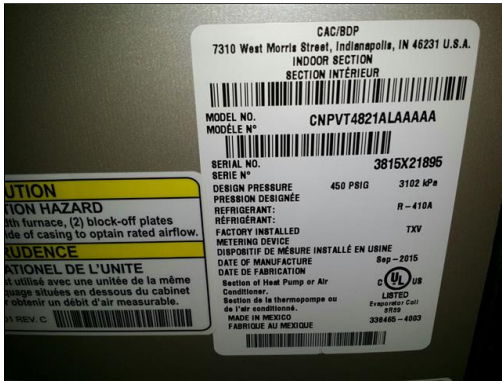
**Second level cooling system Delta T:** 18

Comments:

**Cooling Nomenclatures**

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I NI NP D



- Insulation was detected in both AC safety pans. Insulation to be removed to prevent blocking the pan drainage



Insulation to be removed from pans

- The Air Conditioning unit(s) are installed and functioning as intended at the time of inspection.

C. Duct Systems, Chases, and Vents

Ductwork: Flexible duct

Filter Type: Media filter

Filter Size: 20x25

Comments:

- Ductwork is in contact with other ductwork. Typically ductwork should be separated to prevent condensation between ducts.

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Duct work contact each other

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#### IV. PLUMBING SYSTEM

**A. Plumbing Supply Distribution Systems and Fixtures**

**Location of water meter:** Street, Front

**Location of main water supply valve:** Garage

**Water Source:** Public

**Supply Plumbing (inside home):** PEX, CPVC

Comments:

*LAUNDRY ROOM* No visible leaks were observed.

*KITCHEN* No visible leaks were observed.

*GUEST BATHROOM* No visible leaks were observed.

*HALL BATHROOM* The tub drain trap area was not accessible for inspection. No visible leaks were observed.

*MASTER BATHROOM* The tub drain trap area was not accessible for inspection. No visible leaks were observed.

*UPSTAIRS POWDER ROOM* No visible leaks were observed.

**B. Drains, Waste, and Vents**

**Plumbing Waste:** PVC

Comments:

**C. Water Heating Equipment**

**Water Heater Manufacturer:** Bradford-White

**Capacity (Water Heater):** 40 Gallon

**Energy Sources:** Gas

**Number of water heaters:** two

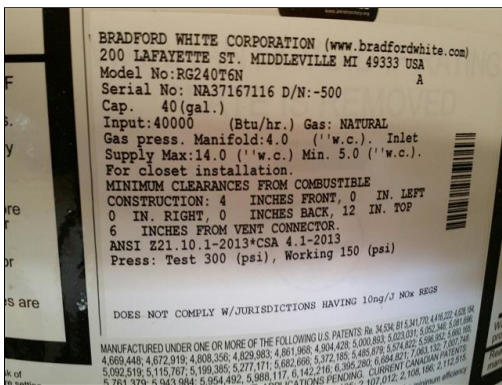
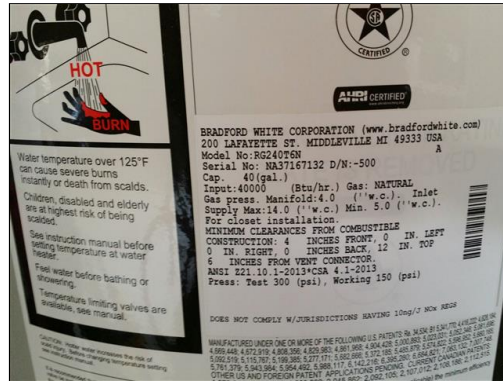
**Water Heater Location:** Garage

Comments:

- The water heater(s) appears to be installed and functioning as intended.

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D. Hydro-Massage Therapy Equipment

Comments:

**Inspector Limitations Regarding Plumbing Systems**

Any plumbing component underground, under the foundation, in the foundation, enclosed in walls, not completely visible, or inaccessible to the Inspector for any reason should not be considered inspected. Water softeners and filters will not be inspected. Shower enclosures and shower pans are inspections are limited to the visual inspection of accessible components. Static testing and or shower pan test were not performed. Removal of floor ad wall coverings to inspect for leaks was not performed. The Inspector cannot comment to the effectiveness of previous repairs.

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**V. APPLIANCES**

A. Dishwashers

**Dishwasher Brand:** General Electric

Comments:

- The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.

B. Food Waste Disposers

**Disposer Brand:** In Sink Erator

Comments:

- The food waste disposer appears to be installed and functioning as intended.

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I   NI   NP   D

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**C. Range Hood and Exhaust Systems**

**Exhaust/Range hood:** General Electric

**Range hood is vented:** to the exterior of the home

Comments:

- The range hood appears to be properly installed and functioning as intended.

**D. Ranges, Cooktops and Ovens**

**Cooktop:** General Electric, gas cooktop

**Oven:** General Electric, electric oven

Comments:

- The cooktop appears to be properly installed and functioning as intended.
- The oven appears to be properly installed and functioning as intended.

**E. Microwave Ovens**

**Built in Microwave:** General Electric

Comments:

- The microwave oven appears to be properly installed and functioning as intended.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

**G. Garage Door Operator(s)**

**Garage door operator brand:** Lift Master

**Number of garage door openers:** two

Comments:

- The garage door opener(s) appear to function properly. The doors reverse automatically when the sensor is activated or the door meets with resistance.

**H. Dryer Exhaust Systems**

Comments:

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I   NI   NP   D

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## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

Comments:

- The sprinkler system is functioning properly.

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

**C. Outbuildings**

Comments:



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**D. Private Water Wells (A coliform analysis is recommended)**

Comments:

**E. Private Sewage Disposal (Septic) System**

Comments:

**F. Outdoor Cooking Equipment**

Comments:

**G. Whole-House Vacuum Systems**

Comments:

**H. Other**

Comments:

## General Summary



**Bill Harvey Inspection Service**  
13116 Jasper Ln.,  
Cypress, TX 77429  
(281) 477-7875

**Customer**  
Mark Goykhman

**Address**  
13403 Columbia Key Dr  
Tomball TX 77377

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### I. STRUCTURAL SYSTEMS

#### Roof Covering Materials

##### Deficient

1. Storm collars at the water heater vent should be sealed / caulked where needed to prevent water intrusion.

#### Walls (Interior and Exterior)

##### Deficient

2. Caulking at the windows in various locations is cracked. Caulking improvements should be undertaken as needed.

#### Ceilings and Floors

##### Deficient

3. There are several mismatched paint areas on the ceiling in the master bathroom and front corner bedroom. These area was test with a moisture meter and appears to dry. Mismatching paint should be improved.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### Cooling Equipment

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### Deficient

4.
  - Insulation was detected in both AC safety pans. Insulation to be removed to prevent blocking the pan drainage
5.
  - The Air Conditioning units(s) are installed and functioning as intended at the time of inspection.

#### Duct Systems, Chases, and Vents

#### Deficient

6.
  - Ductwork is in contact with other ductwork. Typically ductwork should be separated to prevent condensation between ducts.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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